

THIS INSTRUMENT PREPARED

BY/RETURN TO:

Charles W. Edgar, III, Esq.
Cherry, Edgar & Smith, P.A.
8409 North Military Trail, Suite 123
Palm Beach Gardens, Florida 33410

This is a conveyance by a community association to its declarant for nominal consideration for purposes of allowing the subject property to be platted and dedicated back to the community association, and, as such, only minimal documentary stamp taxes in the amount of \$0.70 are due hereon.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this 23rd day of August, 2017 by **GRAND HARBOR COMMUNITY ASSOCIATION, INC.**, a Florida corporation not for profit ("Grantor") in favor of **GH VERO BEACH DEVELOPMENT, LLC**, a Florida limited liability company ("Grantee") whose address is 2231 Falls Circle, Vero Beach, Florida 32967.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby remises, releases, and quit-claims unto Grantee forever all of the right, title, interest, claim and demand which Grantor has in and to the following described property (the "Property"), situate lying and being in the County of Indian River, State of Florida, to wit:

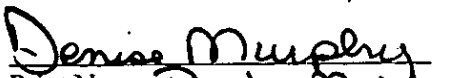
That portion of the Water Management Tracts depicted on the Grand Harbor - Plat 1, recorded in Plat Book 12, Page 62, Public Records of Indian River County, Florida, being re-platted on The Falls III at Grand Harbor, Plat 32, to be recorded in the Public Records of Indian River County, Florida, the legal description of which is attached hereto as Exhibit "A" and made a part hereof.

TO HAVE AND HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

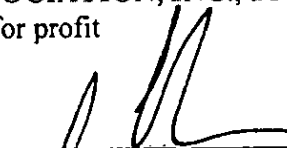
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed in the presence of:


Print Name: David Taylor


Print Name: Denise Murphy

**GRAND HARBOR COMMUNITY
ASSOCIATION, INC.**, a Florida corporation
not for profit

By: 
Name: Joseph Colasuonno
Title: President

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing Quit-Claim Deed was acknowledged before me the 23rd day of August, 2017, by Joseph Colasuonno as President of GRAND HARBOR COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation. He is personally know to me or has produced _____ as identification.



(Notarial Seal)

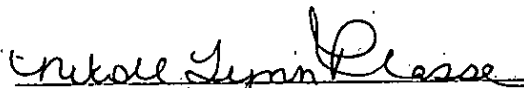

Notary Public, State of Florida

EXHIBIT "A"

A PORTION OF LAND LYING IN SECTION 23, TOWNSHIP 32 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 63B EXTENDED OF THE FALLS AT GRAND HARBOR, PLAT 31 AS RECORDED IN PLAT BOOK 27, PAGE 24 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND THE WEST RIGHT-OF-WAY LINE OF INDIAN RIVER BOULEVARD AS RECORDED IN PLAT BOOK 27, PAGE 39 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE SOUTH $63^{\circ}48'43''$ WEST, A DISTANCE OF 300.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FALLS CIRCLE AS SHOWN ON THE FALLS OF GRAND HARBOR, PLAT 29 AS RECORDED IN PLAT BOOK 19, PAGE 53 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING CALLS; THENCE NORTH $26^{\circ}11'17''$ WEST, A DISTANCE OF 92.24 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF $75^{\circ}30'05''$; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 362.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF $24^{\circ}32'17''$; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 117.77 FEET TO A POINT OF TANGENCY; THENCE NORTH $77^{\circ}09'05''$ WEST, A DISTANCE OF 208.65 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 312.00 FEET AND A CENTRAL ANGLE OF $17^{\circ}06'57''$; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 93.20 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $71^{\circ}38'01''$; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 31.26 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF FALLS BOULEVARD; THENCE NORTH $22^{\circ}38'01''$ WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID FALLS BOULEVARD AS SHOWN ON THE SAID FALLS AT GRAND HARBOR PLAT 29, A DISTANCE OF 164.29 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $84^{\circ}12'54''$; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 36.75 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HARBOR DRIVE AS RECORDED IN PLAT BOOK 12, PAGE 62 OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA AND A POINT OF REVERSE CURVE; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID HARBOR DRIVE THE FOLLOWING CALLS; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 548.00 FEET AND A CENTRAL ANGLE OF $32^{\circ}22'07''$; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 309.59 FEET TO A POINT OF TANGENCY; THENCE NORTH $29^{\circ}12'46''$ EAST, A DISTANCE OF 102.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 452.00 FEET AND A CENTRAL ANGLE OF $24^{\circ}14'41''$; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 191.26 FEET; THENCE NORTH $53^{\circ}27'26''$ EAST, A DISTANCE OF 200.00 FEET TO AN INTERSECTION WITH THE SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER BOULEVARD; THENCE SOUTH $36^{\circ}32'31''$ EAST ALONG THE SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER BOULEVARD, A DISTANCE OF 86.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 4,414.98 FEET AND A CENTRAL ANGLE OF $10^{\circ}21'14''$; THENCE CONTINUING ALONG THE SAID WEST RIGHT-OF-WAY LINE OF INDIAN RIVER BOULEVARD SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 797.82 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH $26^{\circ}11'17''$ EAST, A DISTANCE OF 186.32 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 12.95 ACRES, MORE OR LESS.